



## MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT  
*We strive to be caring, professional and fair*

To: Planning Commission

From: Tiffany Stankiewicz, Sr. Planning Tech. *TS*

Through: Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources *BS*

Date: March 16, 2009

Subject: Residential Dwelling Unit Evaluation Report for Quarter 2, Year 17

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**Meeting Date: March 25, 2009**

1 This report has been prepared pursuant to Section 138.26 of the Land Development Regulations  
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the first  
3 quarter of year seventeen which covers the period October 15, 2008, through January 13, 2009.  
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5 **I) BACKGROUND INFORMATION:**

6  
7 On June 23, 1992, the Monroe County Board of County Commissioners adopted Ordinance  
8 #016-92, thereby implementing the Residential Dwelling Unit Allocation System. The  
9 Ordinance became effective on July 13, 1992, and has been amended from time to time. On  
10 March 15, 2006, the Board of County Commissioners adopted Ordinance 009-2006 to implement  
11 the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and  
12 Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary,  
13 Department of Community Affairs signed the final order deciding the challenge on September  
14 26, 2007.  
15

16 The Tier System, still a Rate of Growth Ordinance (ROGO), made changes such as sub-area  
17 boundary districts for allocation distribution, basis of scoring applications, and administrative  
18 relief.

19 Sub-districts are as follows: A) Lower Keys Sub-area (Lower and Middle Keys combined) and  
20 Upper Keys sub-area and B) Big Pine/No Name Key subareas remain the same.

21  
22 Therefore, background information is divided into the following categories of applications  
23 reviewed this quarter.  
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3     **A. Lower & Upper Keys Sub-areas:**

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	<i>Market Rate</i>	<i>Affordable Housing</i>
* Lower Keys (Lower & Middle Keys)	163	1
**Upper Keys	285	0
***Upper Keys (Adm. Relief)	29	0
<u>Total:</u>	477	1

- 12       \* 151 applications are rollovers or reapplications from previous quarters.  
13       \*\* 281 applications are rollovers or reapplications from previous quarters.  
14       \*\*\* 21 applications are rollovers or reapplications from previous quarters.

16     **B. Big Pine/No Name Key Sub-area:**

- 18       1) On June 23, 1992, the Monroe County Board of Commissioners adopted  
19           Ordinance 016-1992, thereby implementing the Residential Dwelling Unit  
20           Allocation System. The ordinance became effective on July 13, 1992 and has  
21           been amended from time to time.
- 23       2) In 1998, the Florida Department of Transportation, Monroe County, the Florida  
24           Department of Community Affairs, the U.S. Fish and Wildlife Service and the  
25           Florida Fish and Wildlife Conservation Commission signed a Memorandum of  
26           Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and  
27           other protected species in the project area.
- 29       3) The Livable Communikeys Program (LCP), Master Plan for Future Development  
30           of Big Pine Key and No Name Key was adopted on August 18, 2004 under  
31           Ordinance 029-2004. The LCP envisioned the issuance of 200 residential  
32           dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum  
33           of twenty percent of the 10 units per year are to be set aside for affordable housing  
34           development.
- 36       4) On September 22, 2005, the Monroe County Board of Commissioners adopted  
37           Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the  
38           basis for the competitive point system to implement goal 105 of the 2010  
39           Comprehensive Plan. The ordinance became effective on February 5, 2006.
- 41       5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe  
42           County, Growth Management Division, 2) Florida Department of Transportation,  
43           and 3) Florida Department of Community Affairs for Threatened and Endangered  
44           Species Incidental Take Permit (ITP) since the permittees have defined the  
45           geographic area covered by their HCP.

- 1           6) Based on the revised 2010 Comprehensive Plan and the adopted Maps as part of  
2           the Master Plan for Big Pine Key and No Name Key, they are now evaluated as  
3           their own sub-area.

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5           7) Applications reviewed in this quarter:

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	<i>Market Rate</i>	<i>Affordable Housing</i>
*Big Pine/No Name Key	48	0

7           \* 45 applications are rollovers or reapplications from previous quarters.  
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- 10          8) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2.  
11           Florida Department of Transportation, and 3. Florida Department of Community Affairs] to  
12           ensure that the take of the covered species is minimized and mitigated. The  
13           Permittees are responsible for meeting the terms and conditions of the ITP and  
14           implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will  
15           create a mitigation fee for new residences, non-residential floor area, and  
16           institutional uses in order to ensure that development bears its fair share of the  
17           required mitigation under the Federal ITP #TE083411-0. Therefore, staff is in the  
18           process of proposing a mitigation ordinance on Big Pine/No Name Key to present  
19           to the Planning Commission in the near future.  
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- 21
- 22          9) On November 14, 2007, the Board of County Commissioners adopted Ordinance  
23           044-2007 deferring residential and non-residential allocations on Big Pine/No  
24           Name Key until a mitigation ordinance is adopted or for two months from  
25           December 1, 2007. Ordinance 044-2007 has expired.  
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- 27
- 28          10) On May 6, 2008, the Planning Commission made a recommendation not to  
29           approve the Big Pine/No Name Key Mitigation Ordinance and forwarded their  
30           recommendation to the Board of County Commissioners for review.  
31
- 32          11) On August 20, 2008, the Growth Management Division withdrew the proposed  
33           Big Pine / No Name Key Mitigation Ordinance from the Board of County  
34           Commissioners' agenda. The Growth Management Division is exploring the  
35           concept of regulatory conservation to meet or exceed the 3:1 mitigation required  
36           by the Incidental Take Permit.  
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38          **II) ALLOCATION AWARDS AVAILABLE IN THE FOLLOWING QUARTERS:**  
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- 40          A. Pursuant to Section 138-24 the number of annual allocations available is 197.  
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- 42          B. Section 138-24(c) allows any unused portion of affordable housing allocations to be  
43           retained and rolled over into the next dwelling unit allocation year.  
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- 1 C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing  
2 proportions during any ROGO quarter.
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- 4 D. Section 138-27(g) limits administrative relief allocations per quarter. The number of  
5 allocations that may be awarded under administrative relief in any subarea quarter shall  
6 be no more than fifty percent (50%) of the total available market rate allocations.
- 7
- 8 E. Section 138-24(a)(6) limits on the number of allocation awards in Tier I are established.  
9 Except on Big Pine Key and No Name Key, the annual number of allocation awards in  
10 Tier I shall be limited to no more than three (3) in the Upper Keys and three (3) in the  
11 Lower Keys.
- 12
- 13 F. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as  
14 provided for in this division, an allocation award shall expire when its corresponding  
15 building permit is not picked up after sixty (60) days of notification by certified mail of  
16 the award or, after issuance of the building permit.
- 17

18 Monroe County Code Section 138.26(a) adjustment of residential ROGO allocations  
19 allows for the additions of expired allocations and permits.

20 Monroe County has received Market Rate allocations from several Development  
21 Agreements which are specified below. The table below reflects the allocations received  
22 by the County.

23

Document Title	Recorded Bk Pg	additional notes	Market Rate Exemption Transfer	Transient Exemption Transfer	Area
Assignment, Transfer and Donation (Ocean Sunrise)	BK 2384, Pg 400	Reso 493-2007	2	8	Upper
Development Agreement Between BOCC & Northstar Resorts Enterprises	BK 2352, Pg 2310		47	0	Upper
Development Order 02-07 (Flagler aka Overseas)	Bk 2300, Pg 700		31	0	Lower
			80	8	

25 All the Development Agreements were sent to the Department of Community of Affairs  
26 (DCA) and no objection was received from DCA regarding the market rate allocations  
27 given to Monroe County.

28

29 Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market  
30 Rate and 71 Affordable Housing). Therefore, based on allotted allocations per year,  
31 expired allocation awards/permits, and Development Agreements there is an overall total  
32 of 228 Market Rate allocations available in ROGO Year 17 (see table below).

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## Year 17 Allocation Allotment Breakdown

Area	M CC allotment by subarea	Expired Allocations	Expired Permits	Allocations from Agreements	New Allocation Total for Year 17	Qtr 1	Qtr 2	Qtr 3	Qtr 4
<b>Market Rate:</b>									
<u>Lower Keys (Lower/Middle Keys)</u>	<b>57</b>	<b>10</b>	<b>6</b>	<b>31</b>	<b>104</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<u>Big Pine/No Name Keys</u>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
<u>Upper Keys</u>	<b>61</b>	<b>3</b>	<b>3***</b>	<b>49</b>	<b>116</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>26</b>
<b>Total:</b>	<b>126</b>	<b>13</b>	<b>9</b>	<b>80</b>	<b>228</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>54</b>
<b>Affordable Housing:</b>									
<u>Big Pine/No Name Keys</u>	<b>0*</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0*</b>				
<u>Lower (Lower/Middle), Upper Keys</u>	<b>32**</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32**</b>				

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\* The BOCC Resolution 0077-2008 reserved Affordable Housing allocations, therefore zero affordable allocations available this year.

\*\* Under Development Agreement with Northstar 35 moderate affordable allocations were reserved leaving 32 affordable housing allocations.

\*\*\*Adjustment to number of expired permits (00304657 was re-instated).

Therefore, the following allocations are available for the 2nd Quarter of Year 17.

Area	Total Rankings for ROGO Year 17	Rollover Allocations	Rankings for Quarter 2 Year 17	Administrative Relief (Limited to 50% of available allocations in each quarter)
<b>Market Rate:</b>				
<u>Lower/Middle Keys</u>	<b>104</b>	<b>0</b>	<b>26</b>	<b>0</b>
<u>Big Pine/No Name Keys</u>	<b>8</b>	<b>0</b>	<b>2</b>	<b>0</b>
<u>Upper Keys</u>	<b>116</b>	<b>0</b>	<b>30</b>	<b>29*</b>
<b>Total:</b>	<b>228</b>	<b>0</b>	<b>58</b>	<b>29*</b>
<b>Affordable Housing:</b>				
<u>Big Pine/No Name Keys</u>	<b>0</b>			
<u>Lower, Middle, Upper Keys</u>	<b>32**</b>			

Notes: \* Administrative Relief

\*\* The remaining affordable housing units are in the very low, low, & median category.

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### **III) EVALUATION AND RANKING:**

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department. Positive and negative points were granted in compliance with the evaluation criteria contained in Section 138-28 of the LDRs for the Lower (Lower/Middle), Upper Keys, and Big Pine/ No Name Key Sub-areas.

1 Based on the total points scored, each allocation was ranked by sub-area. If applications received  
2 identical scores, they were first ranked by date and time and further ranked based on the  
3 applicants with the fewest negative number of points on the same day. Please note that any  
4 excess allocations approved must be deducted from the next quarterly allocation period pursuant  
5 to Monroe County Code Section 138.26(e).

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7 **IV) RECOMMENDATIONS:**

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9     A. Market Rate Allocations Quarter 2 Year 17:

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11 The number of applications in the Lower Keys (Lower/Middle), Big Pine/No Name Keys, Upper  
12 Keys sub-areas was greater than the quarterly allocation awards available. Per Section  
13 138.26(b)(7) of the LDRs, the rankings that indicate which applications received sufficient points  
14 receive an allocation award. An additional page is attached which identifies the location of each  
15 proposed allocation by island and subdivision.

16 The Market Rate applications that are within the quarterly allocations recommended for Quarter  
17 2 Year 17 approval are as follows:

18     Lower (Lower/Middle) Keys: Applicants ranked 1 through 26;

19     Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for approval based  
20 on mitigation available from Monroe County;

21     Upper Keys: Applicants ranked 1 through 15; and

22     Upper Keys Administrative Relief: Applicants ranked 1 through 15.

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24     B. Affordable Housing Allocations for the Lower (Lower/Middle) & Upper Keys Quarter 2  
25         Year 17:

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27 There are two affordable housing allocation categories: 1) very low, low, & median income and  
28 2) moderate income. Total affordable housing allocations available are thirty-two (32).

29 There was one (1) affordable housing applications submitted this quarter in the moderate income  
30 category and there were zero (0) affordable housing applications submitted this quarter in the  
31 very low, low & median income category. Staff recommends the Planning Commission amend  
32 the moderate income affordable housing ratio to make an allocation to the one (1) moderate  
33 income applicant.

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35     C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 2 Year 17:

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37 There are two affordable housing allocation categories: 1) very low, low, & median income and  
38 2) moderate income. There are zero (0) affordable housing allocations due to reservations made  
39 by the Board of County Commissioners.

40 There were zero (0) affordable housing applications submitted this quarter in the moderate  
41 income category and there were zero (0) affordable housing applications submitted this quarter in  
42 the very low, low & median income category.





**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR**  
**LOWER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier	Lot	Block	FE#	Tier	Tier Pts.	Lot Avg Pts.	Land Ded	Flood	BAT!	First	Each
Rank	Permit #	Name	Application Date	Time	Key	Subdivision	Plt 4 per lot	Zone V	AWT	Four	Years
91	07202399	Bair, David	2-Oct-07	10:00 AM	Duck	Yacht Club Island Sec. 4 Toms Harbor	1	2	00985650.000000	3	30
92	07101127	Salinero, Fred	9-Oct-07	9:15 AM	Shark Key	Shark Key Amd. & Rev.	15	5	00159252.007100	3	30
93	07100622	Pirates Cove Properties LLC	12-Oct-07	12:30 PM	Cudjoe	Cudjoe Gardens 3rd Add.	1	14	00174530.000000	3	30
94	07102386	Gaster, Oval	19-Oct-07	2:17 PM	Summerland Key	Summerland Key/Cove Amd.	1	3	00189510.000000	3	30
95	04100195	Vasallo, Tiffany	15-Mar-04	12:35 PM	Cudjoe	Cuthbert Harbor Estates 1st Add.	3	16	00186280.000000	3	30
96	04100194	Devivo, Fitzgerald	15-Mar-04	12:40 PM	Cudjoe	Cuthbert Harbor Estates 1st Add.	4	16	00186270.000000	3	30
97	04101353	Olsen, Brent	12-Jul-04	09:30 AM	Cudjoe	Cuthbert Harbor Estates 1st Add.	16	6	00184630.000000	3	30
98	@	Thommes, Brooks	25-Aug-04	9:30 AM	Cudjoe	Cudjoe Gardens 2nd Add.	33	3	00173760.000000	3	30
99	07104450	Cates, Craig	14-Jan-08	9:45 AM	Big Coppitt	Big Coppitt	7	6	00151720.000000	3	30
100	07104632	Rudolph, Douglas	12-Jun-08	12:20 PM	Ramrod Key	Ramrod Shores Marina Sec.	6	5	00210811.005200	3	30
101	07104920	Hernandez, George	14-Jan-08	4:09 PM	Big Coppitt	Johnsontown	2	9	00152070.000000	3	30
102	05101778	Hay, Terry	7-Mar-08	10:50 AM	Little Torch	Jolly Roger Estates	12	15	00217170.000000	3	30
103	07101590	Lindholm, Einar	20-Mar-08	11:10 AM	Sugarloaf	Sugarloaf Shores Sec. B	54	5	00163730.000000	3	30
104	05104647	Gardner, Lanny	12-Jun-08	1:51 PM	Ramrod	Ramrod Shores 3rd Add.	22	23	00209791.002200	3	30
105	05104646	Bowden, Michael	12-Jun-08	1:55 PM	Ramrod	Ramrod Shores 3rd Add.	8	18	00209790.000000	3	30
106	07103449	Grooms, Todd	23-Jun-08	9:15 AM	Little Torch	Jolly Rogers Estates	20	30	00000000.000000	0	0
107	05101784	Gerez, Gregory	8-Jun-08	12:01 PM	Sugartooth	Orchid Park	11	8	00203470.000000	3	30
108	05100215	Brookhart Properties	29-Jul-08	11:23 AM	Ramrod	Breezeswept Beach Estates	15	4	00187980.000000	3	30
109	08101901	Lombardi, Mike	11:24 AM	Cudjoe	Cudjoe Ocean Shores	30	3	00166120.000000	3	30	
110	05104606	Gardiner, Richard	9:10 AM	Sugarloaf	Sugarloaf Shores Plat 2 Sec. C	30	3	00203450.000000	3	30	
111	08102415	Bowdoin, Ralph	27-Aug-08	8:28 AM	Ramrod	Breezeswept Beach Estates	31	3	00202080.000000	3	30
112	04105782	Roithdorffsch, Judy	28-Aug-08	2:56 PM	Ramrod	Ramrod Shores 3rd Add.	19	1	00209791.001900	3	30
113	04104632	Zydeck, Frederick	18-Sep-08	9:50 AM	Ramrod	Breezeswept Beach Estates	3	1	00209810.000000	3	30
114	08103032	Parkinson, Dean	4-Nov-08	1:15 AM	Ramrod	Ramrod Shores Marina Sec.	7	3	00210440.000000	3	30
115	08103031	Parkinson, Dean	11:20 AM	Ramrod	Ramrod Shores Marina Sec.	8	3	00210450.000000	3	30	
116	08103881	Gouldy, Ralph	5-Nov-08	9:19 AM	Ramrod	Ramrod Shores Marina Sec.	9	8	00203450.000000	3	30
117	08103503	DeMambro, Brian	30-Nov-08	3:05 PM	Summerland	Snug Harbor Add. #1	21	1	00195640.000000	3	30
118	08100579	Mellouli, Shomia	18-Dec-08	1:09 AM	Saddlebunch	Bay Point Add.	34	6	00161130.000000	3	30
119	08102694	First St. Bank of FI Keys	18-Dec-08	1:45 PM	Sugartooth	Sugartooth Shores Sec. D	78	69	00164700.000000	3	30
120	08101298	Vallejo, Arturo	3:10 PM	Ramrod	Ramrod Shores 2nd Add.	69	00209810.000000	3	30	0	0
121	08103049	Hernandez, Nestor	22-Dec-08	12:20 PM	Little Torch	Coral Shores Est. Mobile Homes Sec. 1	38	1	00214461.003800	3	30
122	08203510	Muehlecke, Cecil	13-Jan-09	1:47 PM	Duck	Center Island Sec. 2 Pt 1 Toms Harbor	27	3	00379730.000000	3	30
123	05100100	Gutierrez, Orestes	15-Mar-05	2:09 PM	Cudjoe	Cuthbert Harbor Estates #1	15	17	00186580.000000	3	30
124	05102622	Noack, Wolfgang	8-Apr-05	2:25 PM	Cudjoe Key	Parcel E	N/A	0	001115840.000207	3	30
125	05101181	Davis, Priscilla	18-Apr-05	2:45 PM	Cudjoe	00173350.000000	3	2	00173350.000000	3	30
126	05101373	Blakk, Gary	10-Jun-05	1:45 PM	Cudjoe	Cudjoe Gardens 2nd Add.	16	5	00186280.000000	3	30
127	05101447	Burns, John	5-Jun-05	10:55 AM	Sugartooth	Cuthbert Harbor Estates 1st Add.	4 & 5	3	00168280.000000	3	30
128	05101969	Smith, Robert	5-Jun-05	10:00 AM	Shark Key	Indian Mound Estates	14	10	00168870.000100	3	30
129	04100656	Garcia, Antonio	7-Jun-05	8:50 AM	Cudjoe	Shark Key Amd. & Revised	1	10	00178920.000000	3	30
130	05103864	Heistand, Mark	18-Nov-05	12:27 PM	Cudjoe	Cuthbert Harbor Estates 1st Add.	18	16	00186410.000000	3	30
131	04105551	Smith, Lynn	13-Dec-05	11:30 AM	Cudjoe	Cuthbert Harbor Estates 1st Add.	1	11	00185330.000000	3	30
132	05106718	Hondru, Susan	26-Jan-06	1:30 AM	Cudjoe	Cuthbert Harbor Est.	1	1	00180580.000000	3	30
133	05103014	Wesson, Donald	10-Feb-06	1:55 PM	Cudjoe	Cudjoe Gardens 2nd Add.	5	12	00174310.000000	3	30
134	05100097	Martinez, Ipacio	8-Sep-06	10:45 AM	Cudjoe	Cuthbert Harbor Est. 1st Add.	1	17	00186440.000000	3	30
135	06105706	Von Holzen, Jeffry	4-Jan-07	10:00 AM	Shark Key	Shark Key Amd. & Rev.	2	2	00159520.000800	3	30
136	06105404	Jacquette, Anthony	2-Mar-07	3:00 AM	Sugartooth	Indian Mounds Estates	1	1	00168610.000100	3	30
137	07100620	Pirates Cove Properties	26-Jun-07	11:35 AM	Cudjoe	Cudjoe Gardens 2nd Add.	1	13	00174350.000000	3	30

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
LOWER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier Rank	Permit #	Name	Date and Time of Application			Subdivision	Lot	Block	REF#	Lot Agg Pts.		Land Ded		Flood Zone V	BAT/ AWT Years	First Four Add. Years	Each Year
			Date	Time	Key					Tier 2 or 3	Tier Pts ONLY ea. 4 Pts	Tier 4 per lot	-4				
138	04-00234	Arnold, Aaron	27-Jul-07	12:00 PM	Sugabat	Vacation Harbour	12		00172981.001200	3	30	0	0	-4	0	1	0
139	05-0291	Orlando, John	9-Oct-07	10:09 AM	Cudjoe	Cuttrout Harbor Estates 1st Add.	11	10	00185280.000101	3	30	0	0	-4	0	1	0
140	05-04650	Hock, David	6-Mar-05	10:20 AM	Ramrod	Ramrod Shores Marina Sec.	12	1	00210110.000000	3-A	20	4	0	0	0	2	0
141	07-104678	Lentz, Edward	16-Jan-08	10:00 AM	Sugabat	Vacation Harbor	20		00172061.001902	3	30	0	0	-4	0	0	N/A
142	07-00621	Pirates Cove Properties LLC	26-Feb-08	11:40 AM	Cudjoe	Cudjoe Gardens 2nd Add.	2	14	00174540.000000	3	30	0	0	-4	0	0	N/A
143	07-02189	Gural, Emil	13-Jun-08	9:45 AM	Cudjoe	Cuttrout Harbor Estates 1st Add.	11	7	00184800.000000	3	30	0	0	-4	0	0	N/A
144	06-00613	Warden, Donald	27-Oct-08	1:25 PM	Cudjoe	Cuttrout Harbor Est. 1st Add.	14	17	00186570.000000	3	30	0	0	-4	0	0	N/A
145	07-04219	Kurpis, Albert	5-Nov-08	11:52 AM	Sugabat	Sugabat Shores And. Sec. F	64		0018976.006400	3	30	0	0	-4	0	0	N/A
146	08-103867	Heinkel, Robert	8-Jan-09	9:31 AM	Cudjoe	Cuttrout Harbor Est. 1 st Add.	4	12	00185540.000000	3	30	0	0	-4	0	0	N/A
147	04-05722	Haney, Norman	23-Dec-05	10:00 AM	Ramrod	Ramrod Shores Marina Sec.	10	5	00210101.005600	3-A	20	0	0	0	0	0	23
148	03-02536	Catullen, James	11-Jul-03	8:30 AM	Sugabat	Indian Mounds Estates	1	4	00168980.000000	3-A	20	0	0	-4	0	4	2
149	05-06427	Parkinson, Dean	15-Mar-06	11:40 AM	Ramrod	Ramrod Shores Marina Sec.	13	3	00210500.000000	3-A	20	0	0	0	0	2	0
150	06-04835	Russell Jr., Harry	6-Mar-07	12:10 PM	Sugabat	Indian Mounds Estates	31	9	00171070.000000	3-A	20	0	0	0	0	0	21
151	06-04834	Russell Jr., Harry	6-Jun-07	12:12 PM	Sugabat	Indian Mounds Estates	32	9	00171080.000000	3-A	20	0	0	0	0	0	21
152	03-03801	Krause, Rudolph	14-Oct-03	10:00 AM	Ramrod	Part Govt Lot 1	N/A		00114150.000000	1	10	0	0	-4	0	0	N/A
153	03-02386	Boundary, Ltd	26-Feb-04	11:10 AM	Ramrod	Parcel C	N/A		00114100.000200	1	10	0	0	0	0	0	0
154	03-02385	Boundary, Ltd	26-Feb-04	11:15 AM	Ramrod	Parcel C	N/A		00114100.000300	1	10	0	0	0	0	0	0
155	05-00528	Rothdeutsch, Thomas	15-Mar-05	11:45 AM	Big Torch Key	Parcel A	1	14	00243621.001400	1	10	0	0	0	0	0	0
156	05-03801	Barcena, Fausto	12-Oct-05	11:00 AM	Summerland	Torchwood West Unit 1	6	4	00199810.000000	1	10	0	0	0	1	0	21
157	06-00455	Berger, Joseph	24-Feb-06	3:30 PM	Big Torch	Summerland Estates Hesup, #2	12	1	00243621.001200	1	10	0	0	0	4	2	16
158	06-10104	Schwartz, John	12-Sep-06	2:00 PM	Big Torch	Torchwood West Unit 1	15	1	00243621.001500	1	10	0	0	0	4	0	14
159	06-106183	Geis, David	4-Jun-07	10:57 AM	Big Torch	Torchwood West Unit 2	8 & S 1/2 of 9	2	00243622.002100	1	10	0	0	0	4	0	14
160	07-101251	Parkinson, Dean	19-Jun-07	11:09 AM	Ramrod	Ramrod Shores Marina Sec.	4	7	00210811.009500	1	10	0	0	0	1	0	11
161	03-02384	Boundary, Ltd	26-Feb-04	11:05 AM	Ramrod	Parcel A	N/A		00114080.000000	1	10	0	0	-4	0	4	0
162	07-01117	Barroso, Sandra	9-Apr-08	2:39 PM	Summerland	Summerland Beach Add #2	12	2	00197320.000000	1	10	0	0	0	0	0	10
163	06-100673	O'Brien, Christopher	10-Jul-07	3:19 PM	Sugabat	Part Govt 3	N/A		0019450.000000	1	10	0	0	-4	0	1	7

\* Indicates a ranking sufficient to receive an allocation award.  
 @ Indicates a ranking subject to Growth Management Division Director approval.  
 # Indicates a ranking that is subject to Building Permit Restriction approval.  
 Applicants who have a RQGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to existing provision of Ordinance 2009-2007.













**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR  
UPPER KEYS - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Tier Rank	Permit #	Name	Date and Time of Application	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Land Ded Tier 2 or 3 ONLY ea. 4 Pts	Flood Plt 4 per lot Zone V -4	BAT/ AWT	Frist Four Years	Each Add. Years	Each Year	Total	
<b>* indicates a ranking sufficient to receive an allocation award.</b>																				
<b>@ indicates a ranking subject to Growth Management Division Director approval.</b>																				
<b>M indicates a ranking that is subject to Building Permit Restriction approval.</b>																				
<b>c indicates a tier designation corrected.</b>																				
<b>Applicants who have a FOGO application due on Oct. 28, 2007, or earlier are granted three extra perseverance points pursuant to vesting provision of Ordinance 09-2007.</b>																				

## RESIDENTIAL DWELLING UNIT ALLOCATION RANKING, AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR

### UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 12, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)

Tier Rank	Permit #	BDCC Resolution	Name	Date and Time of Application				Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Land Ocl	Flood Zone V	BATI/ AWT	First Years	Each Add. Year	Total		
				9:00AM	9:30AM	12:00PM	1:30PM																
<b>MARKET RATE DWELLING UNITS</b>																							
1	*	03305205	Adm Relief Reso 139-2008	Concept Investment	9-Mar-04	9:30AM	Largo	Key Largo Ocean Shores Amd.	19	1	00497780.000000	3	30	0	0	0	0	0	0	0	0	4	34
2	*	03305206	Adm Relief Reso 138-2008	Concept Investment	9-Mar-04	9:30AM	Largo	Key Largo Ocean Shores Amd.	18	1	00497770.000000	3	30	0	0	0	0	0	0	0	0	4	34
3	*	03305216	Adm Relief Reso 148-2008	Almeda, Rodney	19-Mar-04	11:20AM	Largo	Winston Waterways #2	11	6	0048620.000000	3	30	0	0	0	0	0	0	0	0	4	34
4	*	03305208	Adm Relief Reso 141-2008	Island Investments	8-Apr-04	12:00PM	Largo	Key Largo Ocean Shores Amd.	21	1	0049780.000000	3	30	0	0	0	0	0	0	0	0	4	34
5	*	03305210	Adm Relief Reso 142-2008	Island Investments	8-Apr-04	12:05PM	Largo	Key Largo Ocean Shores Amd.	22	1	00497810.000000	3	30	0	0	0	0	0	0	0	0	4	34
6	*	0430746	Adm Relief Reso 187-2008	Fried, Hal	8-Apr-04	5:30AM	Largo	Key Largo Ocean Shores Amd.	17	9	00545010.000000	3	30	0	0	0	0	0	0	0	0	4	34
7	*	03305098	Adm Relief Reso 187-2008	Santamaria, Jorge	12-Apr-04	12:45PM	Largo	Bay Harbor Amd Plat	5	3	00498370.000000	3	30	0	0	0	0	0	0	0	0	4	34
8	*	03305204	Adm Relief Reso 143-2008	Munzen, Felix	13-Apr-04	8:30PM	Largo	Key Largo Ocean Shores Amd.	14	1	00497790.000000	3	30	0	0	0	0	0	0	0	0	4	34
9	*	04301123	Adm Relief Reso 185-2008	Eckhoff, Brett	28-Apr-04	8:45 AM	Largo	Sunrise Point Revised	10	4	00484620.000000	3	30	0	0	0	0	0	0	0	0	4	34
10	*	04301113	Adm Relief Reso 189-2008	McCaffrey, Patrick	30-Apr-04	10:00 AM	Largo	Paradise Point Cove	5	N/A	00514160.000000	3	30	0	0	0	0	0	0	0	0	4	34
11	*	04300343	Adm Relief Reso 189-2008	Quiñanana, Juan	11-May-04	11:15 AM	Largo	Port Largo	185	N/A	00451160.000000	3	30	0	0	0	0	0	0	0	0	4	34
12	*	04301610	Adm Relief Reso 258-2008	Parkinson, Dean	1-Jun-04	12:05 PM	Largo	Harris Ocean Park Estates	17	1	00447080.000000	3	30	0	0	0	0	0	0	0	0	4	34
13	*	04301614	Adm Relief Reso 259-2008	Parkinson, Dean	1-Jun-04	12:10 PM	Largo	Harris Ocean Park Estates	5	1	00446980.000000	3	30	0	0	0	0	0	0	0	4	34	
14	*	04301607	Adm Relief Reso 261-2008	Parkinson, Dean	3-Jun-04	12:05 PM	Largo	Ocean Park Village	3	3	00445810.000000	3	30	0	0	0	0	0	0	0	4	34	
15	*	04301618	Adm Relief Reso 260-2008	Parkinson, Dean	3-Jun-04	12:10 PM	Largo	Harris Ocean Park Estates	18	1	00447080.000000	3	30	0	0	0	0	0	0	0	4	34	
16	*	04302209	Adm Relief Reso 260-2008	Dreas, Bernard	18-Jun-04	9:35 AM	Largo	Harris Ocean Park Estates	18	9	0054520.000000	3	30	0	0	0	0	0	0	0	4	34	
17	*	03305207	Adm Relief Reso 255-2008	Concept Invest Group	9-Jul-04	1:30 PM	Largo	Amd. & Ext Plat Key Largo Ctr	17	1	00449760.000000	3	30	0	0	0	0	0	0	0	4	34	
18	*	03305209	Adm Relief Reso 254-2008	Nava, Marcel	13-Jun-04	11:30 AM	Largo	And. & Ext Key Largo Ocean!	13	1	00497780.000000	3	30	0	0	0	0	0	0	0	4	34	
19	*	04301319	Adm Relief Reso 257-2008	Neudorf, John	13-Jul-04	11:35 AM	Largo	Marion Park	9	8	00521190.000000	3	30	0	0	0	0	0	0	0	4	34	
20	*	04305053	Adm Relief Reso 253-2008	Lombardi, John	13-Apr-04	3:20PM	Largo	Buccaneer Point Subdivision	46	3	00496131.000000	3	30	0	0	0	0	0	0	4	34		
21	*	04301711	Adm Relief Reso 252-2008	Hofreit, James	16-Jun-04	2:08 PM	Largo	Ocean Park Village	26	3	00446340.000000	3-A	20	0	0	0	0	0	0	4	28		
22	*	03302479	Adm Relief Reso 479-2008	Tobin, Andrew	14-Jul-03	12:00 PM	Largo	Largo	8	3	00477860.000000	3	30	0	0	0	0	0	0	4	36		
23	*	03304565	Adm Relief Reso 181-2008	Marlin Holding Inc.	5-Nov-03	11:40 AM	Largo	Largo Sound Park	8	4	00471010.000000	3	30	0	0	0	0	0	0	4	2		
24	*	03304140	Adm Relief Reso 178-2008	Gonzalez, Jose	20-Nov-03	10:55 AM	Largo	Key Largo Beach	6	7	00502530.000000	3	30	0	0	0	0	0	0	4	36		
25	*	03304584	Adm Relief Reso 180-2008	Baequeir, Rafael & Grigina	8-Dec-03	8:55 AM	Largo	Ocean Park Village	17	7	00446550.000000	3	30	0	0	0	0	0	0	4	2		
26	*	03304564	Adm Relief Reso 482-2008	Gomez, Jesus	6-Apr-04	2:00 PM	Largo	Twin Lakes	14	1	00548130.000000	3	30	0	0	0	0	0	0	4	34		
27	*	04303539	Adm Relief Reso 184-2008	Vanderkam, Jack	12-Jun-04	11:00 AM	Largo	Sunset Waterways	1	1	00592700.000000	3	30	0	0	0	0	0	0	4	34		
28	*	04303539	Adm Relief Reso 184-2008	Nolt, Thomas	7-Sep-04	3:00 PM	Largo	Winston Park	22	2	00545830.000000	3	30	0	0	0	0	0	0	4	34		
29	*	04303887	Adm Relief Reso 485-2008	Zalesky, Ana	6-Oct-04	10:00 AM	Largo	Parmela Villa	14	2	00483940.000000	3	30	0	0	0	0	0	0	4	34		

\* Indicates a ranking sufficient to receive an allocation award.

© Indicates a ranking subject to Growth Management Division Director approval.

M indicates a ranking that is subject to Building Permit Restriction approval.

Applicants who have a ROCO application date of Oct. 29, 2007, or earlier are grandfathered for performance points pursuant to vesting provision of Ordinance 099-2007.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING, AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR**  
**AFFORDABLE HOUSING - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Date	Key	Subdivision	Lot	Block	RE#	Lot Agg Pts	Land Ded Tier 2 or 3 Pt 4 per lot	Flood Zone V	BAT/ AWT	Years	First Add.	Each Add. Years	Total																
			Date	Time																													
<b>AFFORDABLE DWELLING UNITS</b>																																	
Very Low, Low, Median Income																																	
No applicants under Very Low, Low, Median Income																																	
<b>AFFORDABLE DWELLING UNITS</b>																																	
Moderate Income																																	
t	*@	07105242	Barres, Brian	20-Nov-09	10:15 AM	Summeland	Summeland Key Cove Add. #2	34	t	00190630.00000	3	30	0	0	0	0	N/A	30															
t indicates a ranking sufficient to receive an allocation award.																																	
@ indicates a ranking subject to Growth Management Division Director approval.																																	
@ indicates a ranking that is subject to a Building Permit restriction.																																	
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for preservation points pursuant to testing provision of Ordinance 09-2007.																																	



**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR**

**BIG PINE KEY and NO NAME KEY - YEAR 17, QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application			Key	Subdivision	Lot	Block RE#	Tier	Tier Pts.	located on	Marsh Key	Lot AGG	Land Payment	AFFH	Central Flood	First Each		
			Date	Time	Key								No Name	Rabbit Corridor	Deer	Tier 2 or 3	Ded.	to Emp	Waste water	
48	0510-0831	Mengel, Robert	20-Jan-06	11:00 AM	Big Pine		Port Pine Heights 2nd Add.	7	59	002-95390-0000000	1	0	0	0	0	0	0	0	0	2

D indicates a ranking sufficient to receive an allocation award.

P indicates the recommendation is deferred to the February 11, 2009 Planning Commission meeting.

G indicates a ranking subject to Growth Management Division Director approval.

M indicates a ranking that is

subject to a Building Permit

restriction.

Applicants who have a ROCC application date of Oct. 29, 2007, or earlier are grandfathered for per se fair points pursuant to existing provision of Ordinance 099-2007.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,  
AS PROPOSED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR**

**AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 17. QUARTER 2 (OCTOBER 15, 2008 TO JANUARY 13, 2009)**

Rank	Permit #	Name	Date and Time of Application	Key	Subdivision	Lot	Block	RE#	Tier	Tier PIS	Located on No Name																				
											Marsh	Key or Ag PIS	Land Acq.	Pymt to	AF-H Central	Flood Waste	First Four Years	Each Add. Years	Total												
AFFORDABLE DWELLING UNITS												Very Low, Low, Median Income																			
No applicants under Very Low, Low, Median Income												No applicants under Very Low, Low, Median Income																			
AFFORDABLE DWELLING UNITS												Moderate Income																			
No applicants under Moderate Income												No applicants under Moderate Income																			
												' indicates a ranking sufficient to receive an allocation award.																			
												@ indicates a ranking subject to Growth Management Division Director approval.																			
												M indicates a ranking that is subject to a Building Permit Restriction.																			
												Applicants who have a RGGO application date on Oct. 29, 2007, or earlier are grandfathered or pre-priority applicants pursuant to vesting provision of Ordinance 08-2007.																			